

December 3, 2003 BZA



REQUEST ANALYSIS  
AND  
RECOMMENDATION

04AN0153

Maria Craig

Bermuda Magisterial District  
4000 Old Cheshire Drive

REQUEST: A Special Exception to operate a spa treatment/skin care business from the home.

RECOMMENDATION

Recommend approval of this Special Exception for the following reasons:

- A. Special Exception will not adversely affect the health, safety or welfare of persons residing on the premises or in the neighborhood.
- B. Request will not increase congestion in the street.
- C. Special Exception will not impair the character of the district.

CONDITIONS

- 1. Special Exception shall be granted to and for Maria Craig, exclusively. Upon transfer of the land, this Special Exception shall expire.
- 2. Special Exception shall be granted for a period not to exceed two (2) years from date of approval and may be renewed upon satisfactory reapplication and demonstration that the spa treatment/skin care business has not proved a detriment to the adjacent property or the area in general.
- 3. Special Exception shall be limited to the operation of a spa treatment/skin care business, exclusively, and no person, other than the applicant, shall be engaged in this operation.

NOTE: There shall be no treatment of soft tissues for therapeutic purposes by the application of massage and body work techniques based on the manipulation or application of pressure to the muscular structure or soft tissues of the human body.

4. Hours of operation shall be restricted to between 10:00 a.m. and 4:00 p.m., Monday through Saturday. No Sunday operation shall be permitted.
- (Applicant) 4. Hours of operation shall be restricted to between 10:00 a.m. and 4:00 p.m., Monday through Friday. Saturday operation shall be restricted to between 10:00 a.m. and 7:00 p.m. No Sunday operation shall be permitted.
5. Off-street parking shall be provided for at least two (2) customer vehicles, plus vehicles belonging to the applicant. All driveway and parking areas shall be at least graveled.
6. No additions or alterations related to this operation shall be permitted to the exterior of the dwelling.
7. No group assembly connected with this operation shall be permitted.
8. Not more than two (2) customers shall be permitted on the property at any one (1) time.
9. No signs advertising the salon shall be posted outside the exterior of the building, nor shall any sign be visible from outside the building.
10. All refuse related to the salon shall be stored in appropriate containers and the containers shall not be visible from ground level to adjacent properties.

#### GENERAL INFORMATION

Location:

This property is known as 4000 Old Cheshire Drive. Tax ID 788-661-5805 (Sheet 26).

Existing Zoning:

R-12

Size:

.283 acre

Existing Land Use:

Residential

Adjacent Zoning and Land Use:

North -R-12; Residential  
South -R-12; Residential  
East -R-12; Residential  
West -R-12; Residential

Utilities:

Public water and sewer

Transportation:

This request requires adequate off-street parking.

General Plan:

(Chester Village Plan)

Residential  
(1.01 to 2.5 units per acre)

DISCUSSION

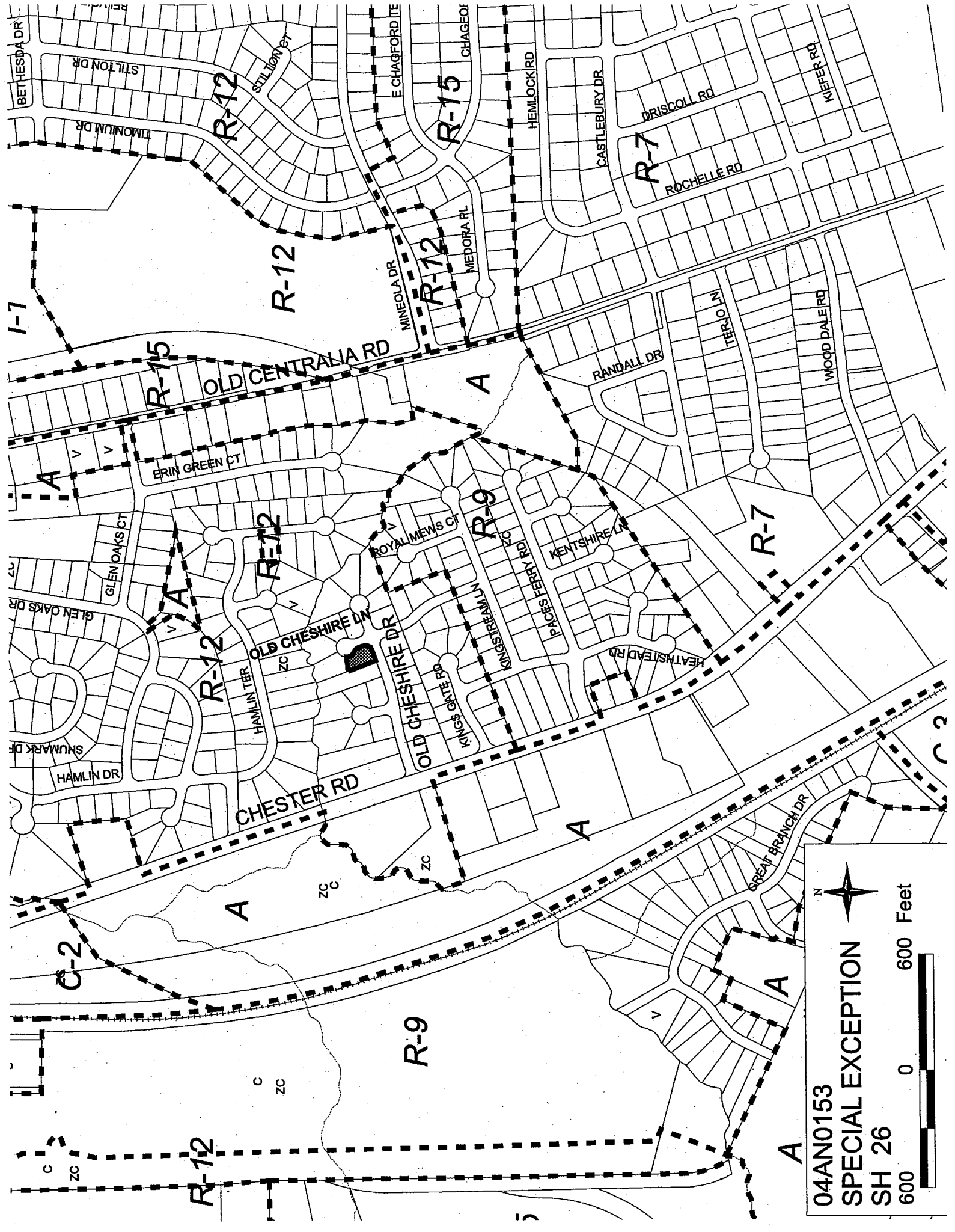
The applicant requests a Special Exception to operate a spa treatment/skin care business from the home (see attached plans).

The applicant provides the following justification in support of this request:

I would like to provide spa/skin care treatment (facials, body wraps, etc.) on one (1) client at a time basis. My client service bookings will not be back to back because I need at least thirty (30) minutes in between bookings to clean up and prepare the spa room for the next client's treatment. Thus, only one (1) car at a time will be parked in my driveway, which holds up to four (4) cars. Hours of Operation: Monday through Friday, 10:00 a.m. to 4:00 p.m. and Saturday, 10:00 a.m. to 7:00 p.m. I will have no employees. This will be a very small and quiet business and basically will not affect my neighbors at all. This business will be operated within the dwelling unit on the subject parcel.

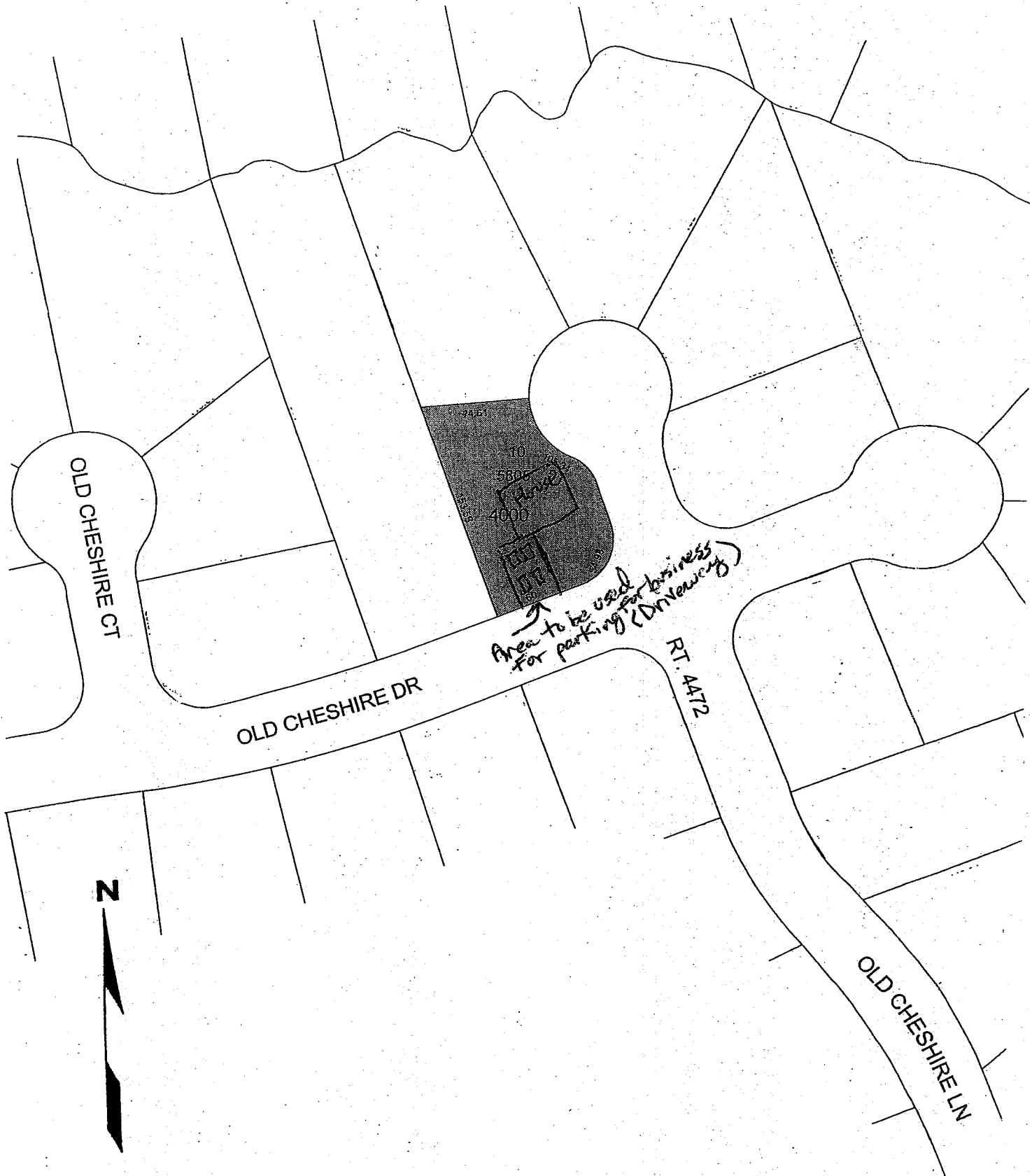
The subject property is well maintained. There is adequate driveway and parking area to accommodate the parking needs of this request. Staff believes that if this request is properly conditioned, it will have minimal negative impact on adjacent properties and the area in general and will not impair the character of this district. Further, staff believes this request will not adversely

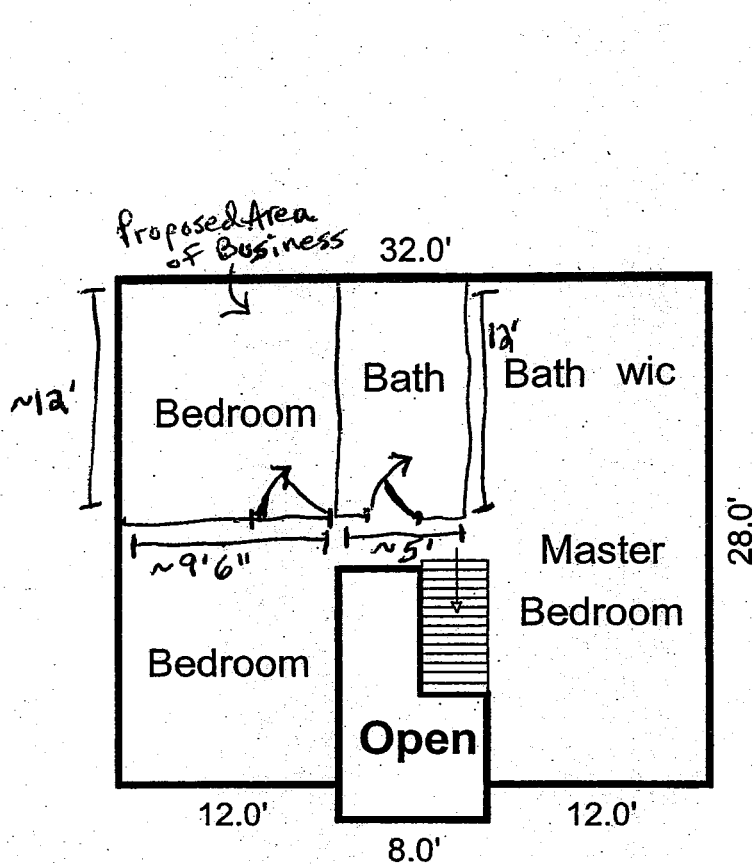
affect the health, safety or welfare of persons residing on the premises or in the neighborhood.  
Therefore, staff supports this request subject to the aforementioned conditions.



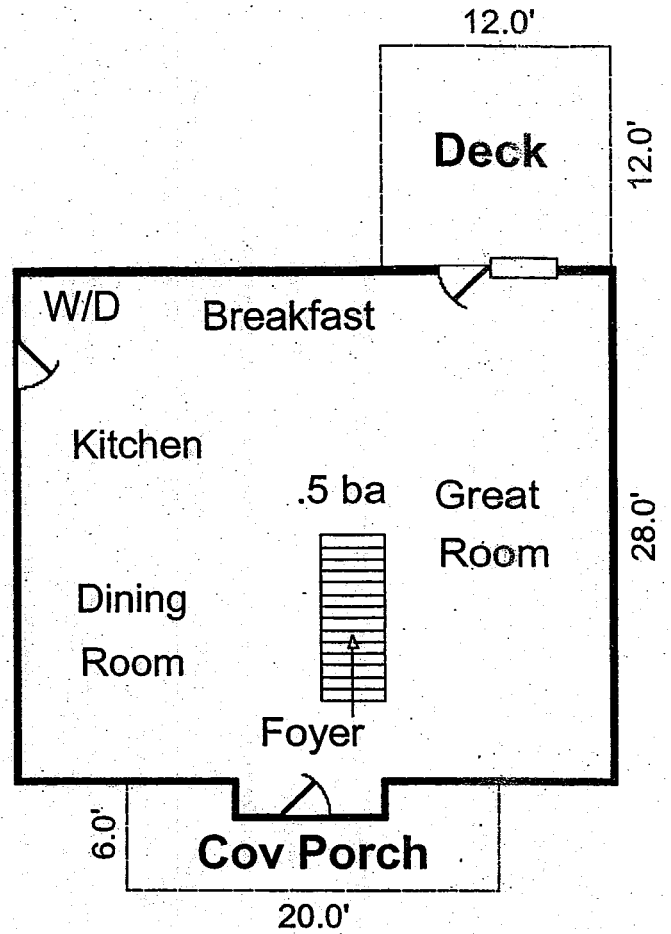
04AN0153  
SPECIAL EXCEPTION  
SH 26







2nd Floor



1st Floor

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Totals
GLA1	First Floor	912.00	912.00
GLA2	Second Floor	912.00	
	Open Foyer	-87.50	824.50
P/P	Frt Cov'd Porch	104.00	
	Rear Deck	144.00	248.00

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
2.0	x	8.0	16.00
28.0	x	32.0	896.00
Second Floor			
2.0	x	8.0	16.00
28.0	x	32.0	896.00
Open Foyer			
4.5	x	14.0	-63.00
3.5	x	7.0	-24.50